

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000251 Date Listed: 3/30/92

Blixt-Avitia House
Property Name

Pima AZ
County State

Menlo Park MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Antonieta Alice
Signature of the Keeper

3/30/92
Date of Action

=====

Amended Items in Nomination:

Statement of Significance: The Period of Significance is amended to read: c1923.

The Significant Dates is amended to include: c1923.

This information was confirmed with Jay Ziemann of the Arizona State historic preservation office.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property Blixt/Avitia Househistoric name Blixt House

other names/site number _____

PART OF: Menlo Park MPS**2. Location**street & number 830 W. Alameda Street

[NA] not for publication

city, town Tucson

[NA] vicinity

state Arizonacode AZcounty Pimacode 019zip code 85745**3. Classification**

Ownership of Property

☒ private☐ public-local☐ public-State☐ public-Federal

Category of Property

☒ building(s)☐ district☐ site☐ structure☐ object

Number of Resources within Property

Contributing

1

Noncontributing

0 buildings

sites

structures

objects

10 Total

Name of related multiple property listing:

Dodson/Esquivel HouseNumber of contributing resources previously
listed in the National Register 0**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Shereen Lerner
Signature of certifying official2/18/92
DateState Historic Preservation Officer
State or Federal agency and bureauIn my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the National
Register. ☐ See continuation sheet.☐ determined not eligible for the
National Register.☐ removed from the National Register.☐ other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic - Single dwelling

Current Function (enter categories from instructions)

Domestic - Single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Spanish Colonial Revival

Materials (enter categories from instructions)

foundation vesicular basalt

walls brick

roof flat, laid composition

other

Describe present and historic physical appearance.

SUMMARY

The Blixt/Avitia house, 830 W. Alameda Street (Survey #13-12-13), is an early 20th century residence located in the Menlo Park Neighborhood Survey Area on land that is unsubdivided just north of the Menlo Park subdivision. An example of a locally significant Spanish Colonial Revival style house, the Blixt/Avitia house represents the late 19th and 20th century Revival style buildings in the Survey Area. The house is a stuccoed, parapet walled variation of the typical Spanish Colonial Revival style and has an atypical, symmetrical facade. It consists of the main residence, with a dwelling unit to the rear. Larger and of more complex massing than most other late 19th and 20th century Revival style buildings in the Menlo Park Neighborhood, the Blixt/Avitia house has a very formal entry sequence and facade. Other than a wing addition to the rear, the house has experienced very few alterations over the years and remains an excellent, intact example of the Spanish Colonial Revival style for which it is considered significant.

SITE AND SETTING

The Blixt/Avitia house is located on its original parcel of an unsubdivided area, a strip with houses facing south on Alameda Street. Believed to have been constructed around 1923 by owner/builder Charles Blixt, the residence, like the relatively few others during this era, was surrounded by vacant land. Most of the houses in the vicinity were constructed during the 1950's, 1970's and 1980's.

CONSTRUCTION

The Blixt/Avitia house is constructed of brick walls on a vesicular basalt foundation. The parapet walls are stuccoed and capped with Spanish tiles and soldier course, red bricks. The raised floor and roof are of wood frame construction; lintels are of wood and windows are 2/1 and 3/1 double hung, pine sash. Other than the capping treatment of the parapet walls, the residence is unornamented.

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National Park Service

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ORIGINAL APPEARANCE

The Blixt/Avitia house had a formal, symmetrical, imposing facade in front of which a volcanic stone supported, segmented arch porte-cochere was centrally located. The front yard, based on the circle, was also symmetrical and featured a circular driveway which vehicles entered by passing through a massive entry gate of volcanic stone supporting a rustic wooden beam. The front garden had a centrally located fountain with walks surrounding it. The stuccoed walls of the facade contrasted with the purplish vesicular basalt of the foundation and porte-cochere supports. Double hung pine windows were shaded by Spanish tile covered pents which were supported with wooden brackets.

ORIGINAL INTERIOR

The original residence featured an essentially rectangular floor plan with a barely discernible U shape surrounding the covered entry porch which led out into the car shelter. The interior of the Blixt/Avitia house was less elaborate in appointment than the exterior but did feature hard wood floors and a massive stone fireplace with built-in bookcases in the living room. Interior doors and double hung windows were framed with simple wooden casings characteristic of the era. There was a partial basement to the rear of the house.

CURRENT APPEARANCE AND ALTERATIONS

The Blixt/Avitia house has experienced no discernible alterations to the Alameda Street facade which is, at present, in average condition. The interior, also in average condition, appears as though it has in the main never been renovated. Other than the addition of a two bedroom, bathroom wing to the rear around 1958, and possible kitchen modifications, the integrity of the house has not been compromised by modification.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1905-1941

Significant Dates

1924

Cultural Affiliation

Significant Person

Architect/Builder

Blixt, Charles (builder)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SIGNIFICANCE

The Blixt/Avitia house, a Spanish Colonial Revival style residence, is an excellent representative of the late 19th and 20th century Revivals. The house is locally significant under National Register Criterion C and for its contribution to architectural development in Tucson from 1905 to 1941. It is an excellent example of a popular style in a city with strong Hispanic roots.

OWNERSHIP

Little has been found about the original owner of the Blixt/Avitia house, Charles Blixt. It must be assumed that, owing to the scale and elaborateness of 803 W. Alameda Street, he was a contractor of some prominence locally at that time. The present owner, Yolanda Avitia, is also affiliated with the contracting profession.

INTEGRITY

The Blixt/Avitia house, as an excellent example of the Spanish Colonial Revival style, remains sufficiently unaltered so that its massing, materials and workmanship are truly reflective of the architectural qualities for which the property is considered significant.

9. Major Bibliographical References

Bargain and Sale Deed between G. E. P. Smith et. al. and Charles Blixt,
February 27, 1924

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67)
has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings
Survey # _____
- ☐ recorded by Historic American Engineering
Record # _____

☐ See continuation sheet

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

10. Geographical Data

Acreeage of property _____ less than one

UTM References

A

1	2	5	0	1	4	2	0	3	5	6	4	9	4	0
Zone				Easting				Northing						

C

Zone				Easting				Northing						

B

Zone				Easting				Northing						

D

Zone				Easting				Northing						

☐ See continuation sheet

Verbal Boundary Description

The boundaries of the nominated property are those of tax parcel number 116-19-1790/180A; part of lot 38 which is 75' of west 680' of that part of section lying north of Alameda St. & east of Melwood Ave., south 24 ac p 75-11-14-13

☐ See continuation sheet

Boundary Justification

The boundaries include the parcels above. This is the present and historic extent of the property.

☐ See continuation sheet

11. Form Prepared By

name/title Janet Strittmatter, Project Coordinator

organization Johns & Strittmatter Inc. date February 9, 1992

street & number 2960 N. Swan, Suite 217 telephone (602) 325-2591

city or town Tucson state Arizona zip code 85712

Bargain ~~and~~ Sale Deed

THIS INDENTURE, Made the 27th day of February A.D. 1934
~~between G. Z. P. Smith and Maude North Smith, his wife,~~
 between G. Z. P. Smith and Maude North Smith, his wife,
Jennie Haynes, (a widow) and Ella M. Ruthrauff (a widow),

parties of the first part, and Charles Blixt (married) of Tucson, Pima County, Arizona,

the part y of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of
Ten (\$10.00) and No/100 DOLLARS
Gold coin of the United States of America, to them in hand paid by
 the said part y of the second part, the receipt whereof is hereby acknowledged, do by these presents,
 bargain, sell, convey and confirm unto the said part y of the second part, and to his heirs and
 assigns forever, all that certain lot piece or parcel of land, situate,
 lying and being in the County of Pima State of Arizona, and bounded
 and described as follows, to wit:

Beginning at the intersection of the east property line of Melwood Avenue and
 the north property line of Alameda Street, according to the Amended and Supplemental Map
 of Lenlo Park Annex and South Manlo Park filed and recorded in the office of the County
 Recorder of Pima County, Arizona, in Book 3 of Maps & Plats at page 131 thereof; thence
 easterly along the North property line of Alameda Street and the extension of the North
 property line of Alameda Street produced, a distance of 605 feet to the true point of
 beginning. From the true point of beginning running northerly at right angles to Alameda
 Street produced, 187.5 feet to a point; thence easterly and parallel to Alameda Street
 75 feet to a point; thence southerly at right angles to Alameda Street 187.5 feet to a
 point; thence westerly along the extension of the North property line of Alameda Street
 75 feet to the true point of beginning, the above described lot or parcel of land lying
 and being wholly within Lot Thirty-eight (38), Section Eleven (11) Township Fourteen
 (14) South, Range Thirteen (13) East, G & B & M., Pima County, Arizona.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in any-
wise appertaining, and the rents, issues and profits thereof, and, also, all the estate, right, title, interest, claim of
homestead, property possession, claim and demand whatsoever, as well in law as in equity, of the said parties
of the first part, of or to the said premises, and every part and parcel thereof, with the appurtenances,

TO HAVE AND TO HOLD, all and singular, the above described premises, together with the appurtenances and
privileges thereto incident, unto the said part Y of the second part, his — — — — — heirs
and assigns, forever.

IN WITNESS WHEREOF, the said part ies of the first part have hereunto set their hand and
and seal 3 the day and year first above written.

~~Witnessed and signed at the County of Pima, State of Arizona, this 11th day of March, A.D. 1924.~~
~~XXXXXXXXXXXXXXXXXXXX~~

G.E.P. Smith
Maude North Smith
Jennie Haynes
Ella M. Ruthrauff
by J. Kos Ruthrauff her attorney
in fact.

State of Arizona)
County of Pima) ss

Before me, John C. Haynes, a Notary Public in and for the County of Pima, State of
Arizona, on this day personally appeared G.E.P. Smith and Maude North Smith, his wife,
Jennie Haynes, a widow, and J. Kos Ruthrauff as Attorney on fact for Ella M. Ruthrauff
a widow, known to me to be the persons whose names are subscribed to the foregoing in-
strument and acknowledged to me that they executed the same for the purpose and considera-
tion therein expressed.

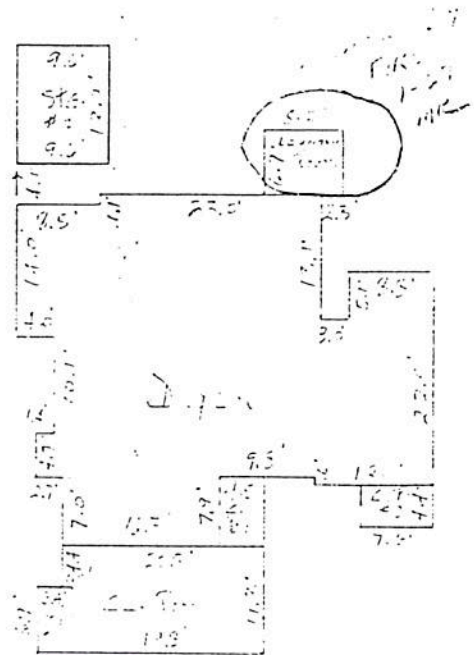
Given under my hand and seal of office this 11th day of March, A.D. 1924.
My commission expires Feb. 7, 1925.

John C. Haynes, Notary Public
Filed and recorded at request of The Abstract & Title Guarantee Co. Mar 27, A.D. 1924 at
11:41 A.M.

R.B. Vinson, County Recorder
by R.B. Vinson Deputy

VAK

Dim's D.K.



[illegible]

	REPLAC'T 10	ANNUAL	TOTAL
	VALUE	DEPR.	NON
CARRYING FORD	915	465	350
THIS DEPR. AMT	215	250	250
	700	215	100

REMARKS—
1. S. R. 2. C. H. - 100 ft. x 100 ft. - 0-
D. 100 ft. x 100 ft. - 100 ft. - 0-
D. 100 ft. x 100 ft. - 100 ft. - 0-
S. R. 2. C. H. - 100 ft. x 100 ft. - 0-
D. 100 ft. x 100 ft. - 100 ft. - 0-
S. R. 2. C. H. - 100 ft. x 100 ft. - 0-
D. 100 ft. x 100 ft. - 100 ft. - 0-

[illegible]

3- Very poor H₂O out-let 5-6 + poor road

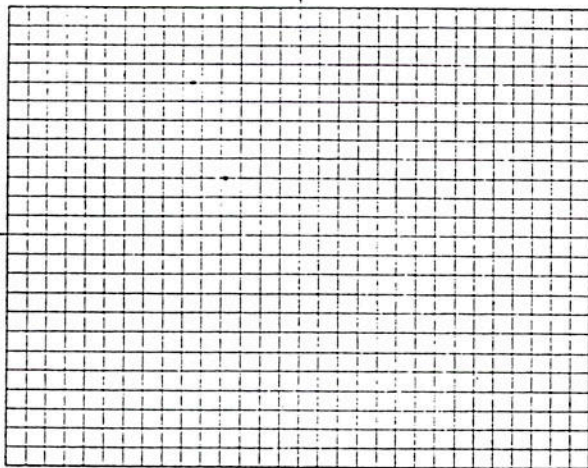
BUILDING NO. _____ MEASURED BY 1.0 BUILT 1958
 PERMIT NO. _____ RE MEASURED 0-1-37
 PERMIT VALUE 75 COMPLETE ✓

LOT OR PARCEL 75 BLOCK OR SEC. 11
 ADDITION OR TWP. AND RANGE 14-13
 OWNER _____
 ADDRESS _____

STRUCTURE: GARAGE & 2 APARTMENTS 7 RM
 IN STRUCTURE, ADDITION, REMODELLING, REPAIRS, REROOF, DEMOLITION
 FOUNDATION: CONC
 WALLS: 2" BRICK & PLANK
 ROOF: FLAT CONC & PENT CONC
 FLOOR: CONC BRMS PINE 2 RMS
 OUTSIDE FINISH: STUCCO & RED IRON

Garage Doors: 2 SETS PINE GLASS SWINGING
 Inside Finish: PLASTERED WALLS AND CEILING
ELEC DROPS - 2 ROOMS FRAME RED IRON
TO W/ LEX CANVAS SASH ABOVE PENT
COMP ROOF NO INSIDE FIN CONC FLOOR
PAINTED & STUCCO EXPOSED - 2 KITCHENS
WITH SINK COLD WATER ONLY - 2 STOVES
1 WOOD STOVE - 1 RANGE - 2 RMS HAVE
PINT. FLOORS - FRAME WOOD LATH &
PLASTER PARTITIONS IN GARAGE
PART 1 RED IRON PARTITION IN
FRAME PART

MATERIALS: NEW CONSTRUCTION: MED CONDITION: FAIR



STRUCTURE	AREA	RATE	AMOUNT
Garage	161	150	542
2 Apartments	252	150	612
Partitions	151	800	144

REPLACE'T VALUE	1950 VALUE	ANNUAL DEPR.	TOTAL
500	555	12.5	500
245	615	10.0	245
555			555

BUILDING NO. _____ MEASURED BY TE BUILT 1958
 PERMIT NO. _____ RE MEASURED 9/2/58
 PERMIT VALUE _____ COMPLETE _____

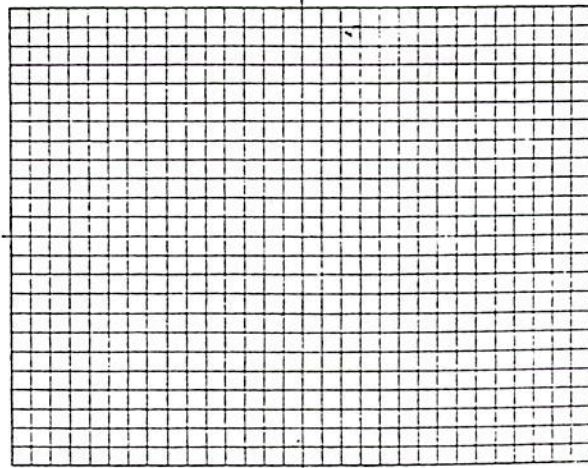
LOT OR PARCEL 75 BLOCK OR SEC. 11
 ADDITION OR TWP. AND RANGE 14-13

OWNER _____
 ADDRESS 830 W. Alameda
 STRUCTURE: 2 Rooms - Bath - Kitchen -
Garage - Heating - Toilet - Porch
 FOUNDATION: CONC FLD, 3" H
 WALLS: 2" BRICK
 ROOF: Pent Gabled
 FLOOR: CONC

OUTSIDE FINISH: None Wd Asmt Wires
 INSIDE FINISH: Plaster on walls - Ceilings
Partitions - 1 Toilet - 1 Bath - 1 Kitchen
1 Porch

1 Fire Alarm
 Rec. now has gas fired auto furnace
 with ducts.

MATERIALS: None CONSTRUCTION: None CONDITION: None



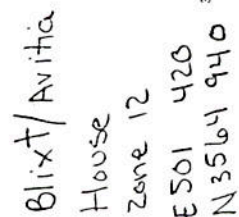
STRUCTURE	AREA	RATE	AMOUNT
2 Rooms - Bath - Kitchen -	512	150	76
Garage - Heating - Toilet - Porch	142	—	20

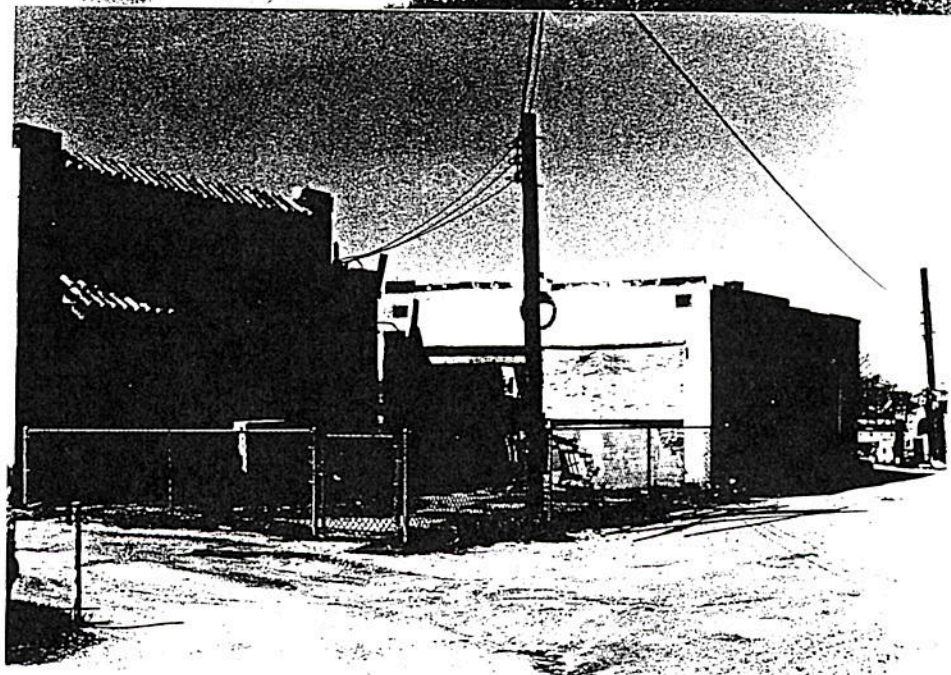
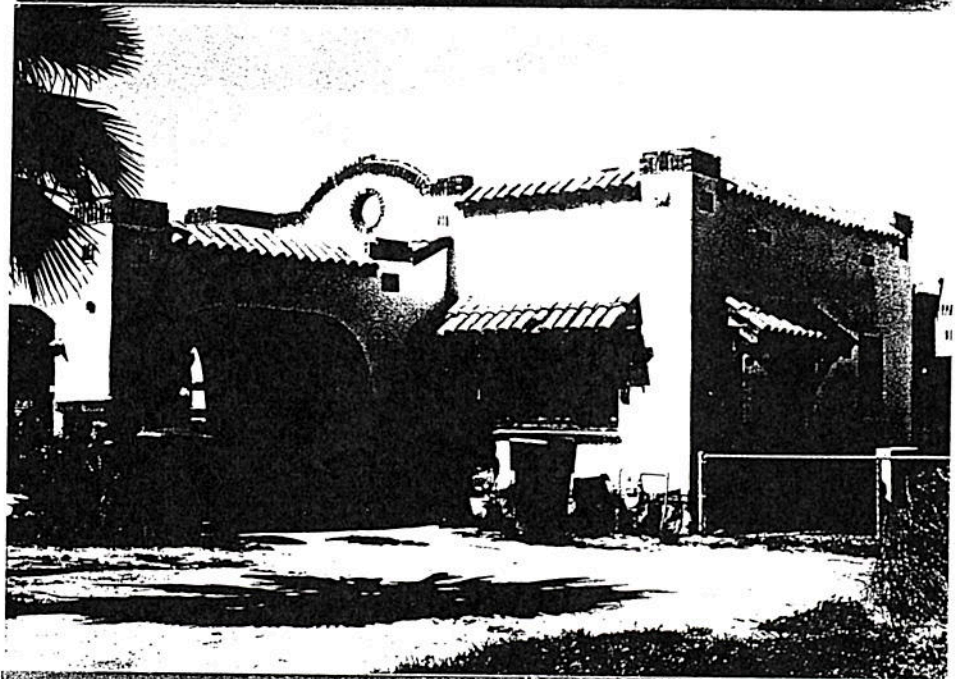
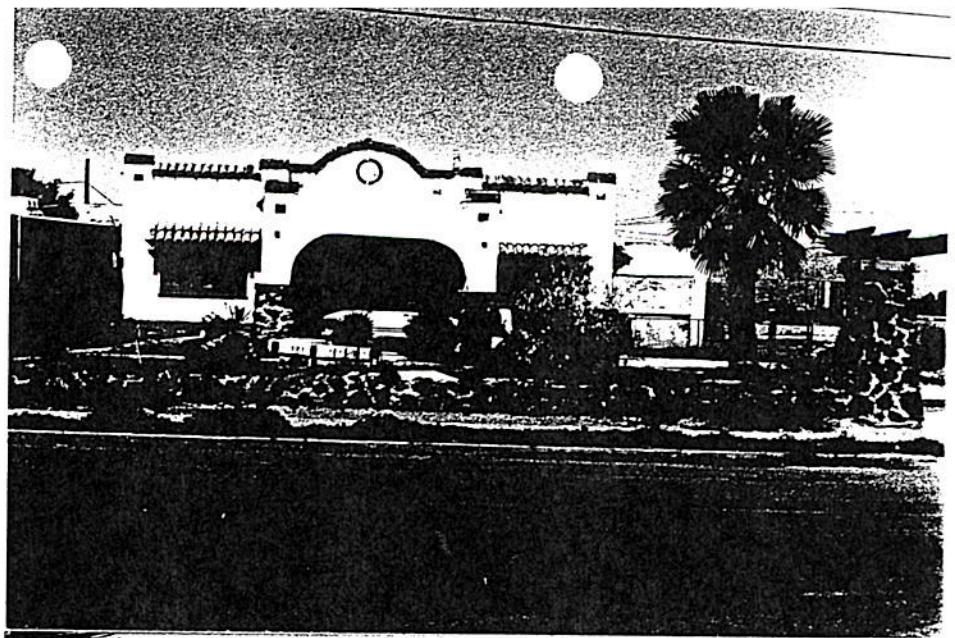
50% RATING	ORIGINAL VALUE	1950 VALUE	ANNUAL DEPR.	TOTAL
	935	935	20.0	935
				2% A.D.

[illegible]

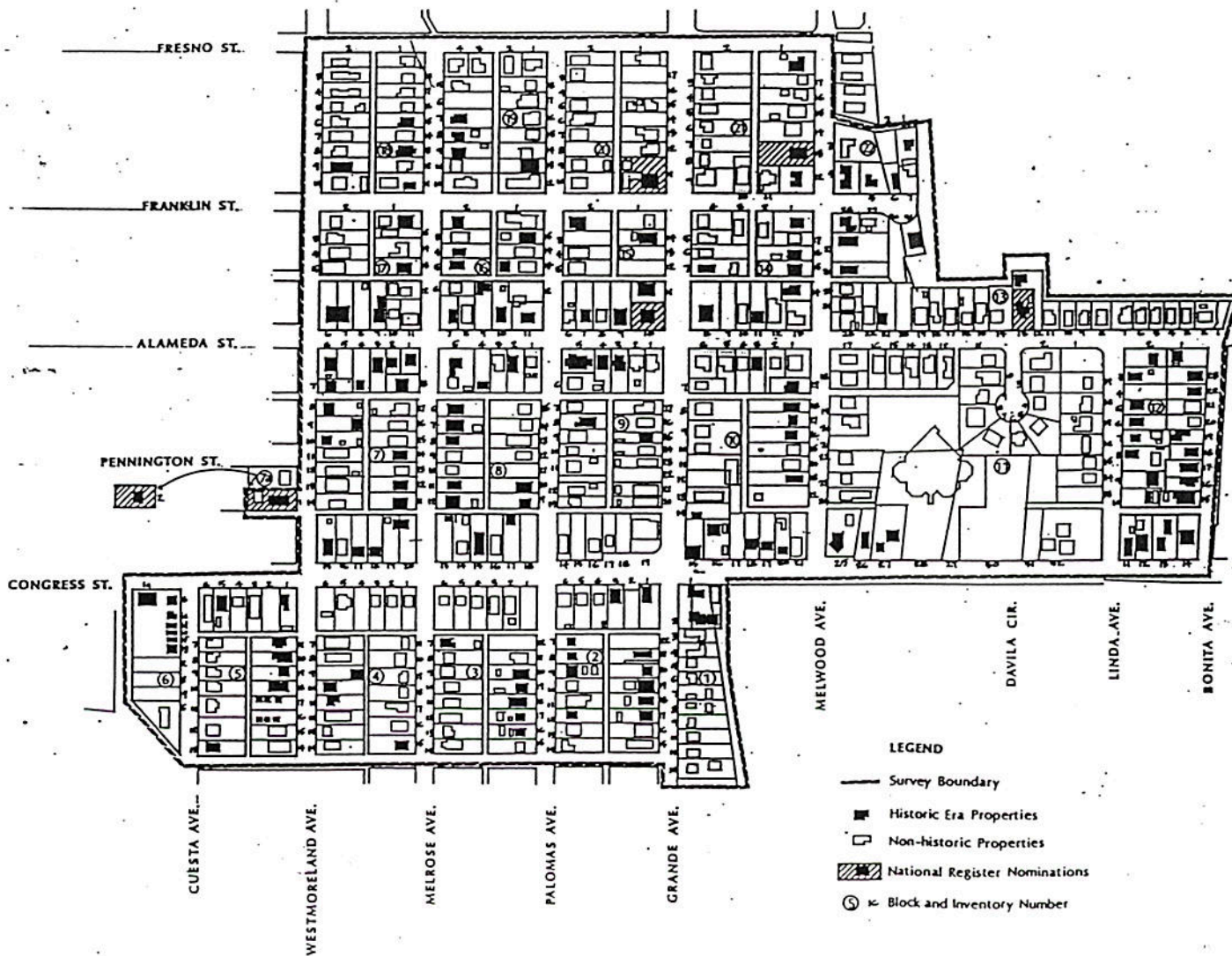
	REPLACEMENT VALUE	1950 VALUE	ANNUAL DEPR	TOTAL CORRECTION
EARNED FOND				
FMS STRUCTURE	100	100	252	
GRAND TOTAL				

3748 1 SE
(JAYNES)





Dodson/Esquivel House



MENLO PARK NEIGHBORHOOD SURVEY PROPERTY INVENTORY

1" = 200'

